

# \$3,399,000 - 40090 Retreat Road, Rural Rocky View County

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MLS® #A2224808

**\$3,399,000**

8 Bedroom, 10.00 Bathroom, 5,942 sqft  
Residential on 9.17 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 40090 Retreat Road in Cochrane, a custom high-end built home located on 9.17 acres on Retreat Road. This West facing property has a stunning view of the Rocky Mountains, which can be seen all year round. This luxury homes contains 7 bedrooms, and 10 bathroom total. The top level has 3 junior suites which are each equipped with their own ensuite and balcony, and a primary suite which has vaulted ceilings, a luxurious ensuite bathroom, walk-in closet, and fireplace. The lower level contains 1 master suite, a junior suite, and a nanny suite. The spacious kitchen is perfect for entertaining guests, with custom features such as: site-built wood cabinets with cooper inlayed panels, granite counter tops, large multi-levelled island, a spacious pantry, and a Butler's Kitchen furnished with stainless steel appliances. A formal dining area makes for the perfect space to host dinners, along with its own prep area to help. Other notable features in the home include: 5 gas fireplaces, 1 wood burning fireplace, a mudroom, main floor laundry with a walk-in linen closet, 2 offices, and a library with a seating area. Working from home is made comfortable with a meeting room on the main floor that has direct access from the veranda, this is great for facilitating private client meetings. This private office is fitted with a built in desk and built in cabinetry, also with its own remote entrance. As we move down to



the lower level, you will see an entertainment/theatre room, an exercise room, steam room, great room, games/pool room, a sizeable wet bar, a second oversized laundry room with a walk-in linen closet, 2 mechanical rooms with 5 high efficiency furnaces, a sunroom, and an enclosed patio with wood fireplace (with an exhaust fan for the BBQ), hot tub provided within the enclosed space. This estate can be subdivided into 2 acreages, with R2 zoning for a second home. Extensive landscaping has been done on the property, which includes 2 wildlife ponds, a private gate, an asphalt driveway, room for an RV and other vehicles, a second detached garage that can hold up to 6 vehicles, and an attached garage with 10' high doors that can hold up to 4 vehicles.

Built in 2005

### **Essential Information**

MLS® #	A2224808
Price	\$3,399,000
Bedrooms	8
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	5,942
Acres	9.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	40090 Retreat Road
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4C 1A2

### Amenities

Parking	Quad or More Attached, Quad or More Detached
# of Garages	10

### Interior

Interior Features	Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters
Appliances	Bar Fridge, Built-In Electric Range, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Water Purifier, Water Softener, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Basement, Bedroom, Family Room, Gas, Library, Master Bedroom, See Remarks, Sun Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

### Exterior

Exterior Features	Courtyard, Private Entrance, Rain Gutters
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	67
Zoning	R2

### Listing Details

Listing Office	Century 21 Bravo Realty
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